

Item: _____ RESO 08-209
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account No: _____ N/A

Budget Opening Required: ☐

Issue:

Accept a Grant of Easement for public right-of-way from Elva Rupp Rushton Properties, LLC, High Point Properties, LLC, Floyd and Norma Rushton Properties, LLC, RBS Revocable Trust, KSO Revocable Trust, and Oquirrh Real Estate Investments, LLC from property located west of State Road 111 on 6600 South.

Synopsis:

The owners listed above have signed a Grant of Easement for public right-of-way for 6600 South over a portion of their property.

Background:

The recorded plat for Sunset Hills P.U.D. Phase 1 dedicated the north half of 6600 South as a 40 foot half width, north of the quarter section line which is the city boundary. The quarter section line was intended to be the center line of 6600 South with 27.5 feet of pavement. After most of the streets in the subdivision, including 6600 South were constructed, a rotation error was discovered in the construction surveying. This rotation caused the constructed part of the pavement to be constructed south of the City boundary and the quarter section line (1.63 feet on the west end and 1.88 feet on the east end). In order to correct the problem it was determined that an amended plat would be required to make the platted lots and streets match the constructed improvements on the ground. This proposed plat is entitled Sunset Hills P.U.D. Phase 1 Amended. As part of the 6600 South road improvements were constructed on property not owned by the developer, and outside of the City, it was determined that an easement in favor of West Valley City for those portions of 6600 South would be required. The developer has acquired the required easements from the affected property owners. These easements will remain in effect until the remaining portion of 6600 South is dedicated to Salt Lake County and constructed to the full 80 foot right-of-way width.

Recommendation:

Accept and record Grant of Easement.

Submitted By:

Steven J. Dale, P.L.S., Development and Right-of-Way Section Manager